

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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February 25, 2003

FROM: **G. DANIEL OJEDA, Director**
Architecture & Engineering Department

BILL INGRAHAM, Director
Department of Airports

SUBJECT: **LAW ENFORCEMENT CENTER AND SOUTH RAMP IMPROVEMENTS AT THE APPLE VALLEY AIRPORT – AMENDMENT CONSULTANT AGREEMENT**

RECOMMENDATION: Approve Amendment No. 3 to contract No. 98-626 with Associated Engineers for \$94,800 bringing the total contract to \$280,419 for the consulting services related to the construction of the Law Enforcement Center and the South Ramp at the Apple Valley Airport. (Four votes required).

BACKGROUND INFORMATION: On July 28, 1998, the Board approved an \$112,032 contract with Associated Engineers to design and provide construction administration for the reconstruction of the South Ramp as well as a 13,112 square foot hangar/office building for the California Highway Patrol (CHP) and a 8,470 square foot hangar/office building for the County Sheriff. Amendment No. 3 will direct the consultant to redesign the hangar office complex at a different location on the south ramp in a different configuration.

The following table provides contract amendments to date:

Amend. #	DATE	DESCRIPTION	AMOUNT
	7/28/98	Original Contract	\$112,032
1	7/25/99	Cost for additional design to relocate facility to a parcel of land northeast of original parcel to minimize facility's impact upon local development and reduce the cost of site work.	\$69,587
2	9/25/01	Cost to separate the hangar complex and the ramp and taxiway improvements into two separate bid packages.	4,000
3	2/25/03	Cost to redesign the hangar office complex at a different location on the south ramp in a different configuration.	94,800
		Total Amendments	\$168,387
		Revised Contract	\$280,419

The Board approved a lease agreement with the CHP on September 25, 2001. Plans and Specifications for the building/hangar complex were subsequently approved on December 5, 2001. Four bids were received for construction of facility on February 26, 2002, all which greatly exceeded the budget and on May 7, 2002 the Board rejected all bids with the direction for staff to evaluate design alternatives.

Staff is proposing significant changes to the project with the specific objective of reducing the cost of construction. The proposed changes include combining the two structures into a single building, relocating the building to reduce infrastructure costs, installing standard size hangar doors and eliminating a helicopter landing pad. Associated Engineers estimated that the facility proposed by staff will cost between \$1.5 and \$1.8 million to construct.

Record of Action of the Board of Supervisors

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A significant issue impacting the initial bid prices was a CHP requirement that facility plans be reviewed by the State Architect for compliance with essential service facility requirements. This review was to occur after the contractor was determined and added a significant degree of uncertainty that was reflected in the bids. Staff has worked with the State to reduce this uncertainty. The State Architect has agreed to accept local agency certification that the facility will meet the essential service requirements, which should significantly reduce the concern expressed by potential bidders.

The CHP and the Sheriff have expressed continued support for the project and staff is negotiating an amendment to the agreement with the CHP to facilitate a redesigned facility. The basic terms of the agreement, to recover the County's investment in the facility, amortized over thirty years, will remain unchanged.

This project is consistent with a County Administrative Office approved Capital Improvement Program request.

REVIEW BY OTHERS: This item has been coordinated with Eli Montoya, Department Contract Compliance Designee, on February 11, 2003; approved as to legal form by County Counsel (Jean-Rene Basle, Deputy County Counsel) on February 12, 2003; and reviewed by the County Administrative Office (Lynn Chacon and Tom Forster, Administrative Analysts) on February 12, 2003.

FINANCIAL IMPACT: This project was originally budgeted in the amount of \$1,200,000 in the FY 1999/00 Capital Improvement Program with expenditures to date totaling \$198,846. Subsequent additions have increased the budget to \$2,200,000 (construction - \$1,750,000), (contingency - \$175,000), (design/project management/inspection - \$275,000) in the FY 2002/03 Capital Improvement Program. This project is 100% reimbursed by CSA 60, Special Aviation Fund.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item and concurs with A & E's proposal and recommends this action based on the benefit of the improvements to the Airport. In addition, the leases to the Sheriff and the CHP will provide future revenue to offset the construction cost and will provide a presence of both law enforcement units at the Airport. All costs associated with this project will be reimbursed by CSA 60, which can only be expended at the Apple Valley Airport for operation and improvements to the Airport and as such has no impact on local cost.

SUPERVISORIAL DISTRICT(S): First.

PRESENTER: G. Daniel Ojeda, Director, Architecture & Engineering, 387-5025
Bill Ingraham, Director, Department of Airports, 387-7801

RPM: 7-5383

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